

**General Plan 2020
Interest Group Committee Field Trip Notes
October 29, 2001**

Interest Group Committee:

Bonnie Gendron	Back Country Coalition
Carolyn Chase	Coalition for Transportation Choices
Greg Lambron	Helix Land Company
Jim Whalen	Alliance for Habitat Conservation
Lynne Baker	Endangered Habitats League
Phil Pryde	San Diego Audubon

Public at Large:

Arlene Daely	City of San Diego
Brent McDonald	Caltrans
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Dutch Van Dierendonck	Ramona Planning Group
Parke Troutman	UCSD
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Tour Guides:

Dorothy McKenney	Jamul/Dulzura Planning Group
George Vanek	Alpine Planning Group
Gordon Hammers	Potrero Planning Group
John Elliott	Descanso Planning Group
Mike Thometz	MERIT
Troy Murphree	Sweetwater Authority

County Staff:

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SWEETWATER RESERVOIR

On Dictionary Hill, residential development lies on one side while the water authority lies on the other. SR 125 is proposed to go through the reservoir and canyon area running along the side of the hill on the left.



SWEETWATER RESERVOIR

When the reservoir is full, its surface area covers 600 acres and is able to provide up to 100% of the needs.

Water here services the communities of Chula Vista, National City, and Bonita. It is not hooked up with the County reservoirs.

Located at the top of the reservoir is the urban run-off discharge point.



SWEETWATER RESERVOIR

Located on Sweetwater Dam right now which was built in 1888.



THE POINTE SPA



THE POINTE SPA

Residential development in Spring Valley.



THE POINTE SPA

Grading for the development that is visible along Jamacha Boulevard.



RANCHO SAN DIEGO

Commercial center located within the Valle de Oro planning area.

**SKYLINE**

There really is not an established community center but the potential of a country town is located in the area pictured here where it is the densest. The closest landmark that designates the center of town is the stoplight.

Water is imported here.

Otay is off to the left across Hwy 94.

**SKYLINE**

People continue to walk and ride around in the hills like they used to in the olden days.

The residents do not want increased density.

The area closest to what is considered the town center is zoned at 1du/1ac. As you go further away from that area, the acreage increases to 1du/8ac and higher.

**SKYLINE**

Acquisition of MSCP area by County in cooperation with Daley Ranch.



CAMPO RD

Dulzura is highlighted by the café. It marks their town center.

The population count is at about 700 people.



CAMPO RD



CAMPO RD



HIGHWAY 94

Their post office (pictured here) is located along the commercial area in Potrero on Hwy 94.

Population currently stands at 825.

Hwy 94 exists where it is because it is the best location for it geographically.

Current border infrastructure is not able to handle activities generated by NAFTA.



HIGHWAY 94

The valley is already subdivided. There are several people owning large plots of land such as Bell Valley. They do not want the large lots with single owners subdivided for housing tracts. There are currently 8 and 10 acre lots. The community members do not want 4 acre lots because there would be a possibility of developing mobile home parks. The preference is for 20 acre minimums with the village core remaining at 8 acre minimums. There isn't a need for the village core to be further subdivided considering the community likes the current zoning. Any businesses wishing to establish will be located in the commercial corridor. The village core is bounded by the hill, fire station, and school.

**CAMP LOCKETT**

Campo is part of what was originally Camp Lockett.

The County owns approximately 300 acres in Campo.

The population in Campo is 300 with an additional 100 in Cameron Corners. The community's target population is 4500 for the whole area.

**CAMP LOCKETT**

Fire station.

A water problem exists because the community is on septic and wells.

The community forecasts that with no new subdivisions, the area would allow for a total population of 1500.

**CAMP LOCKETT**

The border patrol currently resides here but will soon be moving out to Hwy 8.

**CAMP LOCKETT**

Old Campo Railroad Station is now a museum which fits into their goal of turning the community into a historic tourist area.

A sewer treatment facility had been built but they are currently at max capacity and are not able to add anymore users.

CAMP LOCKETT

One of Campo's goals is to establish a state park and museum here devoted to the history of buffalo soldiers.

Towards Cameron Corners, 2200 acres are BLM land.



INTEREST GROUP FIELD TRIP

DRIVE-BY 3 ⇒ LAKE MORENA



LAKE MORENA COUNTY PARK



LAKE MORENA COUNTY PARK

Lake Morena in the background.



OLD HIGHWAY 80

The Cleveland National Forest surrounds Pine Valley.



OLD HIGHWAY 80

Any new subdivisions created should be the same as what already exists (ranchettes).

Currently on county operated sewer.

12 owners own approximately 4000 acres in Pine Valley. They are able to swap land to facilitate their cattle ranch.

Water in the area is privately owned. Residents either drill wells or purchase shares.

**RIVERSIDE DR**

Maggio Ranch is proposing an SPA with a 45-unit subdivision but the only way to facilitate the forecasted needs is to provide sewer service which currently does not exist.

The water table in the area is too high.

The community wants to strengthen the environmental protection of this area and not encourage development.

Merrigan Ranch has shown interest in participating as a TDR site.

**RIVERSIDE DR**

A grant for an RV park as been approved in Descanso. A 35,000 sq. ft. area will consist commercial development, community center, meeting halls, and a restaurant.



Commercial area.



WILLOWS RD

Viejas Casino.



ALPINE BLVD

Alpine Boulevard is the only east-west thoroughfare in Alpine. The current LOS for Alpine Blvd. is at level "F." The planning group agrees with an expansion to 3-lanes but not 4. Expanding it to four lanes would cause encroachment upon businesses on Alpine Boulevard. The third lane would act as a turning and emergency lane to alleviate the traffic.

Major subdivisions have been created without any infrastructure improvement.



VICTORIA RD

Housing tract off East Victoria Road.



SOUTH GRADE RD & ALPINE BLVD

The proposed Albertson's site.



SOUTH GRADE RD

There are 500 acres here, 388 of which are actually designated as Wright's Field. The planning group has been able to gather some funding to purchase parts of it for preservation. Many of the outcroppings here in Wright's Field date back further than 1850.

Ten years ago, the area was proposed as a golf course site.

Several years ago, the navy wanted to put in low-income housing here.



TAVERN RD

In Palos Verdes Ranch, the minimum lot acreage is 4 acres.



TAVERN RD

Joan McQueen Middle School.

This is the first middle school in Alpine. Parents still have to transport their children to high schools outside of their community because Alpine does not have one of their own.

ALPINE HEIGHTS RD

There are 500 homes in Alpine Heights but no road improvements have been implemented.

The two lanes driving through Alpine Heights lead to a dead end. If there was ever a fire, people will not be able to get out of the area due to the lack of access routes and narrow road.

On the other side of the homes are very steep, forested land which adds as another problem to



escape routes.